

FLOOD PLAIN PERMIT COMMITTEE MEETING
201 West Gray, Building A, Conference Room D
Monday, August 19, 2013
3:30 p.m.

Minutes

PRESENT: Susan Connors, Director of Planning/Community Development
Scott Sturtz, City Engineer
Ken Danner, Subdivision Development Manager
Sherri Stansel, Citizen Member
Neil Suneson, Citizen Member

OTHERS PRESENT: Todd McLellan, Development Engineer
Julie Shelton, Staff
Ole Marcussen, SMC Consulting Engineers, PC
Mike Peterman, Veenker Resources Inc.

NOT PRESENT: Shawn O'Leary, Director of Public Works
Jane Hudson, Principle Planner

The meeting was called to order by Sturtz who announced that O'Leary and Hudson would not be in attendance for the meeting. Sturtz asked the committee for approval of the minutes of the August 5, 2013 meeting. McLellan asked to make clarification concerning a substantial improvement question asked from Stansel at the August 5, 2013 meeting. McLellan clarified that carpet, paint and texture does count when totaling for substantial improvement, but, that it would not affect the outcome regarding the application that had been approved. Motion to approve minutes by Danner. Seconded by Suneson. Approved 5-0.

Item No. 1, Flood Plain Permit Application No. 524: McLellan introduced the representative from SMC Consulting Engineers, Ole Marcussen, and explained that the application is for installation of new sanitary and storm sewer lines at property located north of Franklin Road and south of Crystal Springs Addition. McLellan added the purpose of the project is to serve future development from Apex Properties at the area located between Indian Hills Road, I-35, Crystal Springs Addition, and 36th avenue NW. McLellan also included that the sanitary and storm sewer lines will drain to the south. The project consists of a 15 inch sanitary sewer main and a 48 inch reinforced concrete storm sewer. The new sanitary sewer line will connect with the existing sanitary sewer line which was built several years ago located on the north side of Franklin Road.

The location map was shown to the committee members to indicate the location of the project and the location of the floodplain. It was added that existing material would be replaced with rip rap and the storm sewer and sanitary sewer lines will be installed by the open cut method. McLellan read over the applicable ordinance sections to include no fill in the floodplain and compensatory storage, verification that the sanitary and storm sewers will be leak tested and no rise considerations.

Sturtz asked for comments or questions from the committee. Connors asked for clarification on the location of the sewer manhole and McLellan and Danner clarified that this project had been previously approved through a flood plain permit. Connors asked an additional question on where the storm sewer will dump and it was noted that it would dump into a tributary of Little River. Suneson asked if the property to the north is developed, wouldn't water go more quickly into the tributary to the Little River than it would naturally and Marcussen stated that it would be more concentrated. It was added that the detention pond will be located on the Apex property. Suneson continued by asking a question about the sanitary sewer from the plan sheet profile. It was stated the casing for the sewer is going to block the bottom of the current channel by about two feet reducing the flow through the channel. Marcussen agreed to look into the matter further.

Motion to approve from Danner with a conditional approval that there will be no fill in the flood plain to help alleviate the issue at the creek crossing and make sure it is acceptable with a letter showing that this has been done. Seconded by Connors. Approved 5-0.

Item No. 2, Flood Plain Permit Application No. 525: McLellan introduced the application as construction of a portion of Legacy Trail sidewalk as part of the Little River Trails Addition, a development on the west side of Porter Avenue. Marcussen was introduced as representing the engineer, Terra Verde Development. The preliminary plat shows 119 single family residential lots approved by council on February 12, 2013. The northern boundary is the Little River that has both floodway and floodplain. McLellan read over the Water Quality Protection Zone (WQPZ) requirements as outlined in the Storm Water Master Plan (SWMP). The engineer decided to do a 25 foot buffer and the applicant has provided engineering solutions to include an additional 25 foot buffer. The City requirements were met to meet the WQPZ with the applicant using buffer averaging in some areas. It was included that the WQPZ will be protected with covenants and restrictions to be filed of record with the plat. The map was shown to include the WQPZ area with stream averaging, detention pond, bio retention pond, and a soaking trench to help reduce pollutions. It was noted that this is the first platted residential development to have a WQPZ.

Additional views were shown to include where the Legacy Park sidewalk would be placed and where it intersects the floodplain. The ordinance sections were shown and fill restrictions were discussed, and it was clarified that dirt would be removed, no compensatory storage will be required and there will be no rise in the base flood elevations. Marcussen pointed out the areas that may need dirt moved, but again stressed that no fill would be added to the area. Sturtz added a few comments about the project and asked to see a copy of the plans to include the WQPZ. Danner added that after reading over the narrative, he understands that the trail may not be 10 feet wide in every area.

Motion to approve by Danner and Connors seconded the motion. Suneson asked for clarification on the 25 foot buffer and that it included possible engineering solutions that may be used to avoid pollutants going into the stream and Stutz clarified that this is a good way to accomplish 80% phosphorus removal. Sturtz also added, on the detention pond, the buffers collect and flush out any items that should not flow into the river which could eventually get into Lake Thunderbird. Sturtz also clarified how the stream averaging is determined. Additional questions from Suneson about Stream Order Type and clarification on the type of crossing that will be used were answered by Marcussen. Approved 5-0.

Item No. 3, Flood Plain Permit Application No. 526: McLellan introduced the applicant, Mike Peterman, representing Veenker Resources, Inc. McLellan explained the location of the project as north of Wildwood Hills estates located just south of Franklin Road and west of 12th Avenue NE in the Little River floodplain. The location map was shown to the committee indicating an oil flow line crossing the river. This is an existing steel encased oil flow line that was impacted with debris during the flood event in May, 2013. It was explained that in order to prevent failure of the line, the operator proceeded with an emergency repair that consisted of an underground bore. The contractor completed the bore on July 8, 2013 and a new section of line was placed at the same location. The equipment bore pits were back filled to original grade and the site is in Little River.

Pictures were shown to the committee of the debris immediately after the flood event and then after the new flow line was installed. Ordinance requirements were reviewed with the committee and applicable ordinance sections were read to include no fill. Special requirements were reviewed for pipeline crossings in special flood hazard areas which have to be 10 feet below the creek bed. This includes using a one grade thicker pipe than normal which is a higher pressure rated pipe.

It was noted that a letter was received from the applicant's engineer for no rise in the floodplain and an emergency authority section had to be used as well to allow the Floodplain Administrator, Shawn O'Leary, to approve moving forward with the work prior to approval if there is a threat to public safety.

No additional comments from the applicant. Sturtz asked for questions or comments from the committee and Suneson asked why the usual permit process was not used when the flood occurred in May, 2013. It was clarified from Sturtz that the risk of the line rupturing was an emergency. The applicant stated that the debris was discovered the day after the flood event and preparations were started at that time on a plan of action and needed time to obtain equipment for removal and replacement of the line. Motion to approve from Danner. Seconded by Suneson. Approved 5-0.

Miscellaneous Discussion:

Miscellaneous discussion among committee.

Meeting adjourned at 4:15 p.m.